



THE CITY OF SAN DIEGO

Report to the Hearing Officer

HEARING DATE: April 6, 2016 [REPORT NO. HO 16-025](#)

SUBJECT: C3 Church Child Care. Process Three.

PROJECT NUMBER: [406268](#)

LOCATION: 7620 Balboa Avenue

OWNER/APPLICANT: Cameron Brothers Construction Company, L.P. and Balboa Office Building, LLC, Owners/Alicia Williams, Applicant

SUMMARY

Issue: Should the Hearing Officer approve the C3 Church Child Care project located at 7620 Balboa Avenue within the Kearny Mesa Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 1428905.

Community Planning Group Recommendation: The Applicant presented the project to the Kearny Mesa Community Planning Group (Group) on Oct. 21st and Nov. 18th, 2015. The Kearny Mesa Community Planning Group did not vote or provide a recommendation at either of these two meetings. Minutes of those meetings are provided as Attachment 11. The Group's discussion focused primarily on whether or not the child care facility would impact current and future industrial uses in the area.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 3, 2016, and the opportunity to appeal that determination ended March 17, 2016.

BACKGROUND

The Kearny Mesa Community Plan land use map designates the site for general commercial land use (Attachment 1). The approximately 5.6 acre site is located at 7620 Balboa Avenue in the IL-3-1 (Industrial--Light) zone of the Kearny Mesa Community Plan area (Attachment 2). The surrounding neighborhood development pattern is industrial and commercial (Attachment 3). The existing office building, currently used as a church, was constructed in 1977 and is 30,965 square feet. The uses in the building include an auditorium and backstage related uses at 8,629 square feet, office space,

employee break room, and employee restroom at 9986 square feet, meeting rooms, lobby, cafe which at 6,988 square feet, miscellaneous uses include hallways, storage, electrical, et cetera at 5,362 square feet. In addition to the existing structure on the site, the site has parking for 196 vehicles. The site is within an urbanized area of the community. There are no environmentally sensitive resources present on the site. The San Diego Metropolitan Transit System Route 60 stops at Balboa Avenue and Convoy Street, approximately 1,200 feet east of the site.

DISCUSSION

The C3 Church Child Care project (Project) proposes to convert approximately 3,652 square feet of church office space to a child day care facility within an existing 30,965 square foot building (Attachment 4). The Project requires no exterior modifications to the site or the existing building.

One of the primary goals of the Kearny Mesa Community Plan Commercial Element is to provide commercial services to employees within industrially designated areas by encouraging support commercial uses to locate within these developments. The Project will be consistent with and support the Commercial Element goal by providing a children's day care facility in the area which could be used by parents employed in the vicinity. The children's day care will be available to serve the existing community. Consistent with the Commercial Element, the Project will be located and designed in a manner that minimizes disturbance to other existing industrial and office users.

The site is located within the Airport Land Use Compatibility Overlay Zone of Montgomery Field. The Project is exempt from the overlay zone restrictions because the facility is not an intensification of use on the site. An intensification of use is measured by additions to a building or additional parking on the site. The Project does not require more parking on the developed site. All parking would be provided from the existing parking lots which serve the existing building. The number of people on the site for the child care would be less than the maximum number associated with the existing use, which is a church. The church assembly space would not be operated during the week when the child care facility would operate. The exemption from the overlay zone is contained in [San Diego Municipal Code Section 132.1505\(c\)](#) :

"(1) Development that is limited to interior modifications or repairs, or any exterior repairs or maintenance, that does not increase the density, floor area ratio or height of an existing structure; and (2) Changes in non-residential occupancy within an existing building that would not require an increase in the number of parking spaces in accordance with Chapter 14, Article 2, Division 5" (Attachment 5).

The draft permit would limit the hours of the child care operation to Monday thru Friday, 7:00 a.m. to 6:30 p.m., and the maximum number of children to no more than 100 pre-school children at any one time on the premises with 15 staff supporting the child care operation.

Conclusion


Staff has reviewed the Project and all of the issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project

(Attachment 5) and draft conditions of approval (Attachment 6). Staff recommends the Hearing Officer approve the Project as proposed.

ALTERNATIVES

1. APPROVE Conditional Use Permit No. 1428905, with modifications.
2. DENY Conditional Use Permit No. 1428905, if the findings required to approve the project cannot be affirmed.

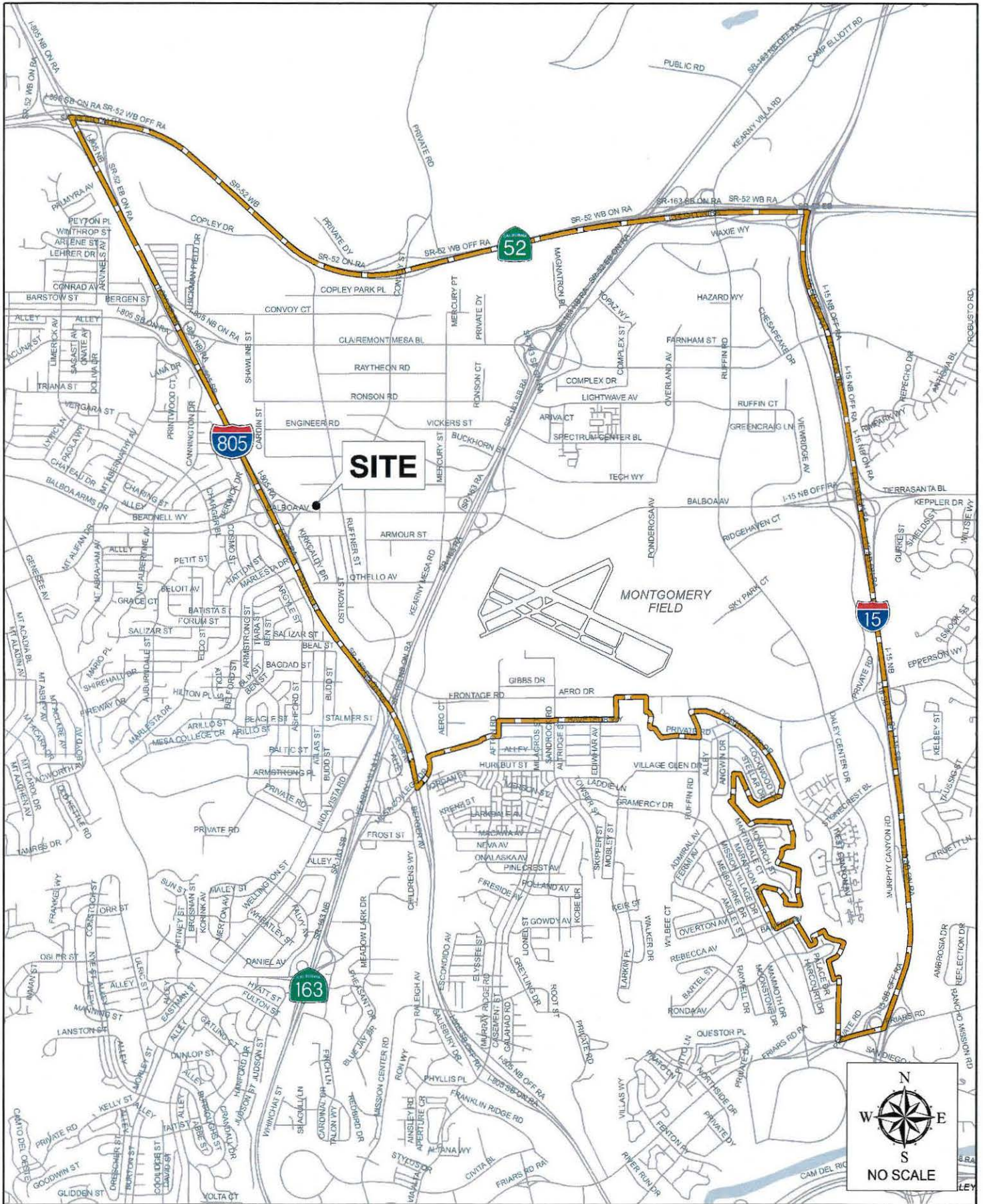
Respectfully submitted,



John S. Fisher
Development Project Manager
Development Services Department

Attachments:

1. Kearny Mesa Community Plan land use map
2. Project Location Map
3. Aerial Photograph
4. Project Site Plan
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Data Sheet
9. Ownership Disclosure Statement
10. Remaining Project plans
11. Kearny Mesa Community Planning Group meeting minutes, Oct. 21 and Nov. 18, 2015



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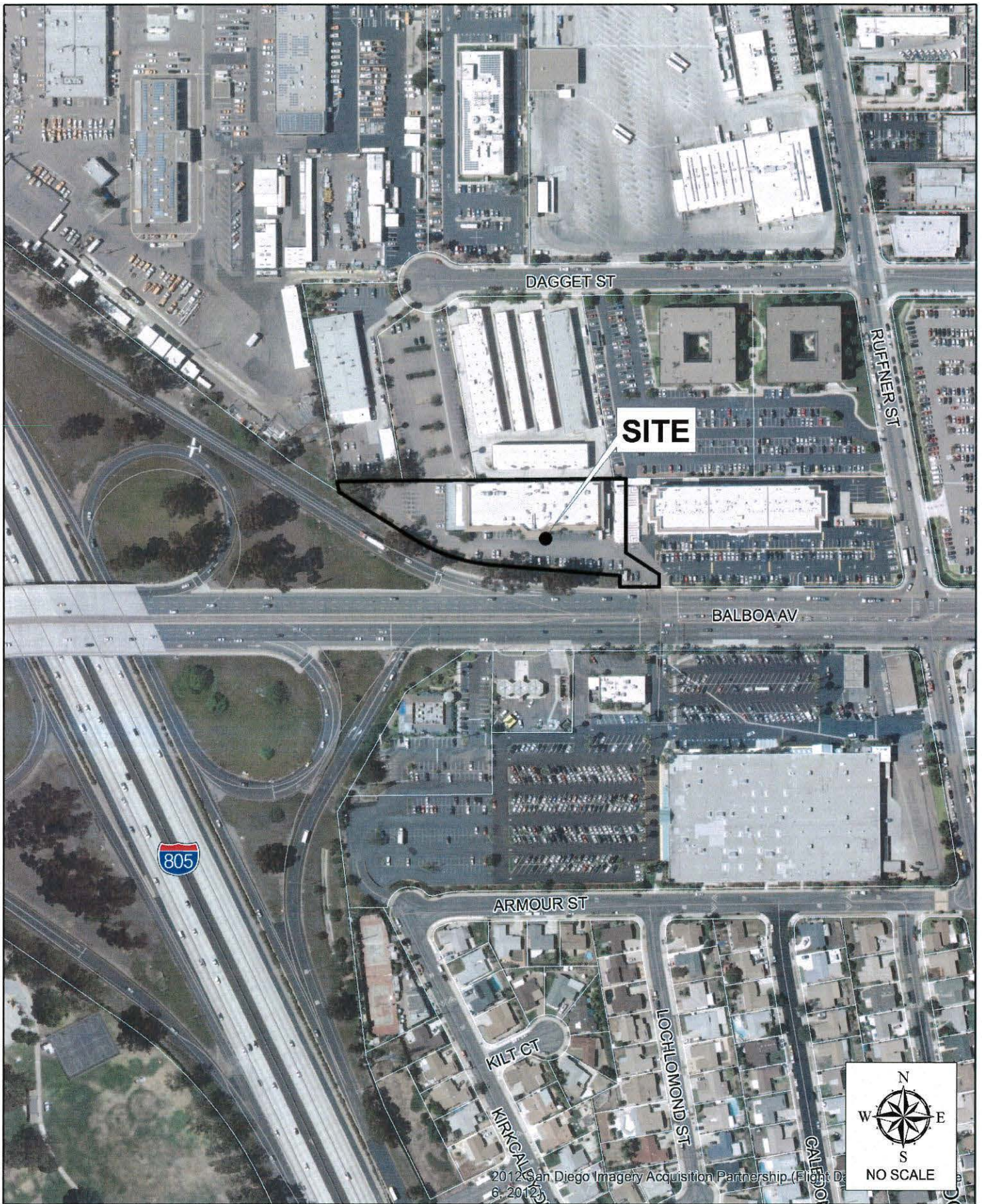


Vicinity Map

CITY OF SAN DIEGO • DEVELOPMENT SERVICE DEPARTMENT



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Aerial Map

CITY OF SAN DIEGO • DEVELOPMENT SERVICE DEPARTMENT

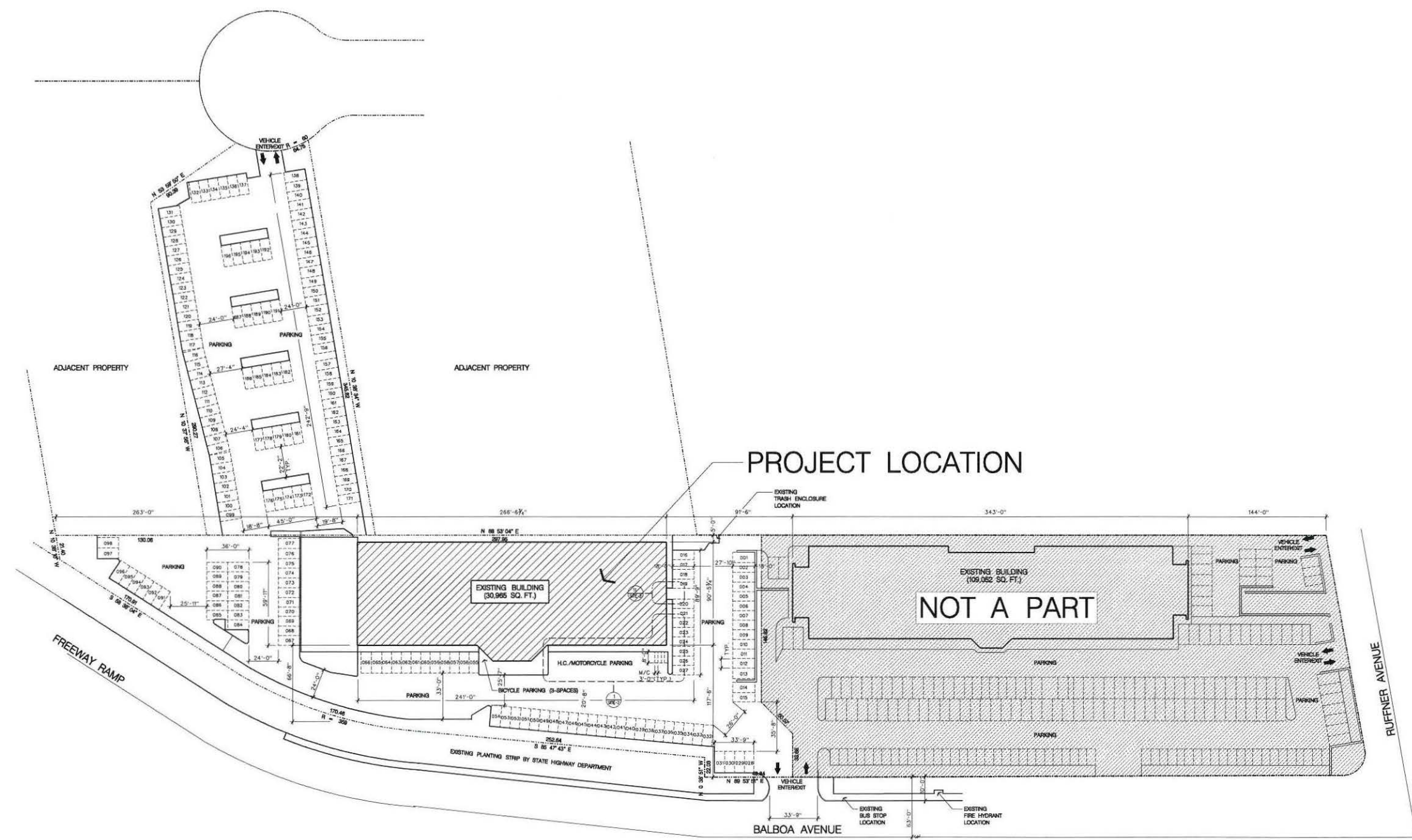


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J. Marzich Design
 Commercial Interior Planning
 27141 Whitecaping, Mission Viejo, CA 92692
 Tel: (949) 913-0366 Fax: (949) 716-9366

SITE PLAN



Issues and Revisions		
No.	Date	By
1	12/11/14	JSM
2	03/06/15	JSM
3	09/25/15	JSM

NOTE:
 PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY 7-10-8 (SFC 301.4.4)

Project Name: C3 CHURCH
 7820 BALBOA AVENUE, SAN DIEGO, CA
 Project Number: 13.02.03
 Description: CONDITIONAL USE PERMIT PACKAGE
 Existing Site Plan
 Computer File: c3_sit1.dgn
 Scale: 1/8" = 1'-0" (U.N.D.)

All drawings and written material appearing herein constitute original and unpublished work of J. Marzich Design, Inc. and may not be duplicated, used or disclosed without written consent from J. Marzich Design, Inc.

A-3

HEARING OFFICER RESOLUTION NO. HO-
CONDITIONAL USE PERMIT NO. 1428905
C3 CHURCH CHILD CARE PROJECT NO. 406268

WHEREAS, CAMERON BROTHERS CONSTRUCTION COMPANY, L.P., a California limited partnership, and BALBOA OFFICE BUILDING, LLC, a California limited liability company, Owners, and C3 CHURCH, a California non-profit corporation, Permittee, filed an application with the City of San Diego for a permit to convert approximately 3,652 square feet of church office space to a children's day care facility within an existing 30,965 square foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1428905), on portions of an approximately 5.6 acre site;

WHEREAS, the project site is located at 7620 Balboa Avenue in the IL-3-1 zone of the Kearny Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 21162, filed August 27, 2014;

WHEREAS, on April 6, 2016, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1428905 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 3, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guideline Section 15301 (Existing facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated April 6, 2016.

FINDINGS:

(a) The proposed development will not adversely affect the applicable land use plan.

The C3 Church Child Care project (Project) will convert approximately 3,652 square feet of church office space to a children's day care facility within an existing 30,965 square foot building. The Kearny Mesa Community Plan land use map designates the site for general commercial land use. The approximately 5.6 acre site is located at 7620 Balboa Avenue in the IL-3-1 (Industrial--Light) zone of the Kearny Mesa Community Plan area. The surrounding neighborhood development pattern is industrial and commercial. The existing office building, currently used as a church, was constructed in 1977. The site is within an urbanized area of the community. There are no environmentally sensitive resources present on the site.

One of the primary goals of the Kearny Mesa Community Plan Commercial Element is to provide commercial services to employees within industrially designated areas by encouraging support commercial uses to locate within these developments. The Project will be consistent with and support the Commercial Element

goal by providing a children's day care facility in the area which could be used by parents employed in the vicinity. The children's day care will be available to serve the existing community. Further, consistent with the Commercial Element, the Project will be located and designed in a manner that minimizes disturbance to other existing industrial and office users. Therefore, the proposed development will not adversely affect the applicable land use plan.

(b) The proposed development will not be detrimental to the public health, safety, and welfare.

The Project will not be detrimental to public health, safety and welfare in that the permit controlling the continued use of the Project for this site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations, and the inspection of construction to assure construction permits are implemented in accordance with the approved plans, and that the final construction will comply with all regulations. Therefore, the proposed development will not be detrimental to the health, safety, or general welfare of persons residing or working in the area.

(c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed Project has been designed to comply with the regulations of the Land Development Code and all development criteria for the IL-3-1 (Industrial--Light) zone. The Project will be established within an existing building constructed in 1977. The existing building met all the required regulations of the Land Development Code at the time the construction permit was issued in 1977. No deviations are requested or required to grant the approval of the proposed Project. Therefore; the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

(d) The proposed use is appropriate at the proposed location.

The Project will occupy a portion of a commercial building currently used as a church on a site developed for commercial office use. The Project is consistent with all relevant regulations of the San Diego Municipal Code that apply to the proposed use. All necessary utilities are available and are provided to the site, including water, sanitary sewer, electricity, telephone, and other common utilities. The site has the necessary parking to serve the Project. The Project is consistent with the General Commercial designation and Commercial Element of the Kearny Mesa Community Plan and no adverse affects will result from granting the Conditional Use Permit at this location. Therefore, the proposed use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1428905 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1428905, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: April 6, 2016

SAP Number: 24005536

DRAFT

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005536

CONDITIONAL USE PERMIT NO. 1428905
C3 CHURCH CHILD CARE PROJECT NO. 406268
HEARING OFFICER

This Conditional Use Permit No. 1428905 is granted by the Hearing Officer of the City of San Diego to CAMERON BROTHERS CONSTRUCTION COMPANY, L.P., a California limited partnership, and BALBOA OFFICE BUILDING, LLC, a California limited liability company, Owners, and C3 CHURCH, a California non-profit corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The approximately 5.6 acre site is located at 7620 Balboa Avenue in the IL-3-1 zone of the Kearny Mesa Community Plan. The project site is legally described as Parcel 1 of Parcel Map No. 21162, filed August 27, 2014.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittee to convert approximately 3,652 square feet of office space to a children's day care facility within an existing 30,965 square foot building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 6, 2016, on file in the Development Services Department.

The project shall include:

- a. Conversion of approximately 3,652 square feet of office space to a children's day care facility within an existing 30,965 square foot building;
- b. Off-street parking; and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **[to be completed post hearing]**.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required

to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

TRANSPORTATION REQUIREMENTS:

11. Owner/Permittee shall maintain no fewer than 15 off-street parking spaces for the children's day care facility. Parking spaces shall be permanently maintained on the property within the approximate location shown on the Exhibit "A." Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the San Diego Municipal Code (SDMC), and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

12. No more than 100 pre-school children shall be allowed at any one time on the premises with 15 staff supporting the children's day care operation.

13. The operation of the children's day care use permitted by this Conditional Use Permit shall not occur simultaneously with church services.

14. The hours of operation for the children's day care facility shall be Monday thru Friday, 7:00 a.m. to 6:30 p.m.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on April 6, 2016 by Resolution No. [to be completed post hearing].

Permit Type/PTS Approval No.: CUP No. 1428905
Date of Approval: April 6, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

John S. Fisher
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

CAMERON BROTHERS CONSTRUCTION COMPANY, L.P.,
a California limited partnership
Owner

By _____
Waneta Lee
Vice President
William Cameron Family Management Co.,
Inc., General Partner

BALBOA OFFICE BUILDING, LLC,
a California limited liability company
Owner

By _____
Waneta Lee
Vice President

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

C3 CHURCH,
a California non-profit corporation
Permittee

By _____
Alicia Williams
Corporate Secretary

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

DRAFT

NOTICE OF EXEMPTION

ATTACHMENT 7

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. Box 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT NO.: 406268

PROJECT TITLE: C3 Church Child Care

PROJECT LOCATION-SPECIFIC: The site is located at 7620 Balboa Ave, San Diego, CA 92111 within the Kearny Mesa Community Plan area.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit to convert 3,652 square feet of office space to a child care facility within an existing 30,965 square foot church building. The project would not require any site modifications or exterior improvements and all of the renovation would be in the interior of the building. The 5.59 acre project site is located at 7620 Balboa Avenue in the IL-2-1 and IL-3-1 zone of the Kearny Mesa Community Plan Area in the Airport Land Use Compatibility Overlay (ALUCP), the ALUCP Noise Contours and the Safety Zone for Montgomery Field. In addition the site is located in the Part 77 Noticing Area and Airport Influence Area for Montgomery Field and MCAS Miramar. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with all public utilities in place to serve the facility.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: C3 Church, 7620 Balboa Ave, San Diego, CA 92111: Contact Alicia Williams (858) 300-2581.

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
() DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
() EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
(X) CATEGORICAL EXEMPTION: 15301 (Existing Facilities)
() STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for the interior or exterior alterations of existing structures consisting of interior partitions, plumbing and electrical conveyances. A traffic access analysis for the project was reviewed and accepted by Transportation Development Staff and determined that the project would not result in any traffic impacts. Since the project would only be modifying the interior of the building and would not result in traffic impacts the exemption is appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

[Handwritten Signature]
SIGNATURE/TITLE

2/19/2016
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

PROJECT DATA SHEET		
PROJECT NAME:	C3 Church Child Care	
PROJECT DESCRIPTION:	Convert 3,652 square feet of office space to a child day care facility within an existing 30,965-square-foot building	
COMMUNITY PLAN AREA:	Kearny Mesa	
DISCRETIONARY ACTIONS:	Conditional Use Permit (Process 3)	
COMMUNITY PLAN LAND USE DESIGNATION:	General commercial.	
<u>ZONING INFORMATION:</u>		
ZONE: IL-3-1 (Industrial--Light)		
HEIGHT LIMIT: No maximum height limit		
LOT SIZE: 15,000 square-foot minimum lot size		
FLOOR AREA RATIO: 0.5 standard		
FRONT SETBACK: 20 foot minimum/25 foot standard		
SIDE SETBACK: 10 foot minimum		
STREETSIDE SETBACK: 15 foot minimum/20 foot standard		
REAR SETBACK: 25 feet		
PARKING: 15 spaces required		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial & Business Park/IL-2-1	Industrial
SOUTH:	General Commercial/CC-1-3	Commercial
EAST:	General Commercial/IL-3-1	Commercial
WEST:	Interstate 805	Public right-of-way
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	No recommendation provided. See Attachment 11.	



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title **Project No. For City Use Only**
 C3 Church Child Care 406268

Project Address:
 7620 Balboa Avenue, San Diego, CA 92111

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Project Title:	Project No. (For City Use Only) 406248
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
C3 Church

Owner Tenant/Lessee

Street Address:
7620 Balboa Avenue

City/State/Zip:
San Diego, CA 92111

Phone No: _____ Fax No: _____
858-300-2581

Name of Corporate Officer/Partner (type or print):
Alicia Williams

Title (type or print):
Project and Operations Manager

Signature: *Alicia Williams* Date: 11/12/14

Corporate/Partnership Name (type or print):
Cameron Brothers Construction Co., L.P.

Owner Tenant/Lessee

Street Address:
10580 Prospect Ave.

City/State/Zip:
Santee CA, 92071

Phone No: _____ Fax No: _____
619-562-3050 619-562-3055

Name of Corporate Officer/Partner (type or print):
Waneta Lee, Vice President William

Title (type or print):
Cameron Family Management
Co., Inc. General Partner

Signature: *Waneta Lee* Date: 1/8/15

Corporate/Partnership Name (type or print):
Balboa Office Building, LLC

Owner Tenant/Lessee

Street Address:
10580 Prospect Ave.

City/State/Zip:
Santee CA, 92071

Phone No: _____ Fax No: _____
619-562-3050 619-562-3055

Name of Corporate Officer/Partner (type or print):
Waneta Lee

Title (type or print):
Vice President

Signature: *Waneta Lee* Date: 1/8/15

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: _____ Date: _____

Ownership Disclosure

Balboa Office Building LLC:

sole Member is Cameron Brothers Construction Co., L.P.

Cameron Brothers Construction Co., L.P.

General Partners are:

William Cameron Family Management Co., Inc.

Waneta Cameron, Chairman of the Board

Wanda Cameron, President

Waneta Lee, Vice President, CFO

Christopher Cook, Secretary

A. James Moxham, Assistant Secretary

SJT Cameron, LLC

Terry W. Cameron, Manager

Conditional Use Permit Application for:

C3 Church-San Diego

7620 Balboa Avenue, 1st & 2nd Floor

San Diego, CA

Property Owned by
Cameron Brothers Construction, LP
7710 Balboa Avenue
San Diego, California 92111
Attn: Jim Masham
Phone: (619) 562-3050

Planning Consultant
Howes Weiler & Associates
2888 Loker Avenue, Suite 217
Carlsbad, California 92010
Attn: Brenna Weatherby
Phone: (760) 929-2288, Ext. 406

Interior Planner
J. Marzich Design, Inc.
25141 Whitespring
Mission Viejo, California 92692
Attn: John Marzich
Phone: (949) 903-0566



J. Marzich Design
Commercial Interior Planning
25141 Whitespring, Mission Viejo, CA 92692
Tel: (949) 903-0566 Fax: (949) 716-9344

PROJECT INFORMATION

PROJECT INFORMATION - EXISTING, 7620 BALBOA AVENUE (ZONE: IL-3-1)

GROSS SITE AREA (C3 CHURCH): 129,808.8 S.F. (2.98 ACRES)
APN: 356-240-54 AND 356-240-55
GROSS SITE AREA (ADJACENT PROPERTY): 113,691.6 S.F. (2.61 ACRES)
APN: 356-240-53
TOTAL: 243,500.4 S.F. (5.59 ACRES)

PROPOSED USE	SQ. FOOTAGE	CODE	PARKING REQUIRED
PRIMARY USE (WORSHIP):			
FIXED SEATING:	251 SEATS	1/3	84 SPACES
NON-FIXED AREA:	2,778	30/1,000	83 SPACES
CHILDCARE AREA:	3,852	1/STAFF MEMBER	15 SPACES
NOTE: PER CITY OF SAN DIEGO MUNICIPAL CODE, CHAPTER 14 (14.2.5.2.3): GENERAL REGULATIONS, TABLE 142-05G.			
PARKING RATE-MIXED USE (OUTSIDE A TRANSIT AREA):			
TOTAL PARKING REQUIRED:			182 SPACES
PARKING PROVIDED ON SITE:			
STANDARD:			189 SPACES
HANDICAP:			7 SPACES
TOTAL:			196 SPACES
MOTORCYCLE:			4 SPACES
BICYCLE:			3 SPACES
BUILDING AREA (GROSS):			
FIRST FLOOR:			25,001 SF
MEZZANINE:			5,964 SF
TOTAL:			30,965 SF (GROSS)

NOTE: A MINIMUM OF 1 FOOTCANDLE OF LIGHT EXISTS THROUGHOUT PARKING AREA.

THE PROPOSED PROJECT SHALL BE ACCESSIBLE TO THE DISABLED. REFERENCE CALIFORNIA BUILDING CODE, CHAPTER 109, AND FEDERAL ACCESSIBILITY LAWS.

GEOLGIC HAZARD CATEGORY 5Z.

LEGAL DESCRIPTION

ZONE: IL-3-1
ACCESSORIAL PARCEL NUMBER: 356-240-54 AND 55
LEGAL DESCRIPTION: PARCEL 148 SHOWN ON PARCEL MAP 21882, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, AUGUST 27, 2014.

SCOPE OF WORK

CONDITIONAL USE PERMIT FOR A CHILDCARE FACILITY TO BE LOCATED WITHIN AN EXISTING CHURCH IN THE KEARNEY MESA NEIGHBORHOOD.

THE CURRENT USE OF THE BUILDING IS A-3 AND B OCCUPANCY. THE EXISTING AND PROPOSED USE OF THE BUILDING REMAINS UNCHANGED. THERE IS NO INCREASE IN SQUARE FOOTAGE. A ONE-HOUR SEPARATION BETWEEN OCCUPANCY CLASSIFICATIONS IS EXISTING AND COMPLES WITH CBC SECTIONS 508 AND 508.

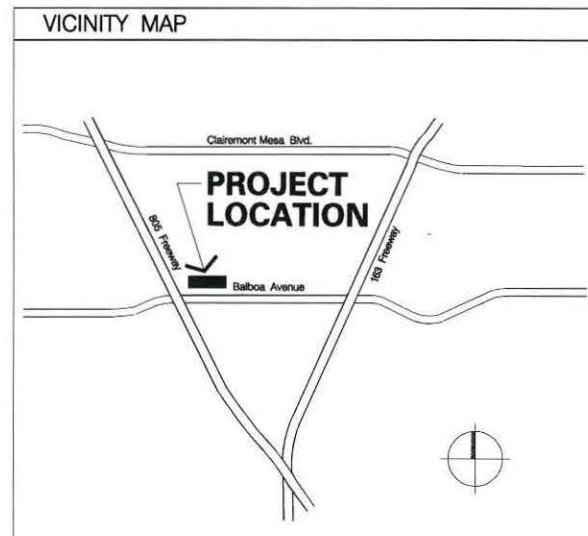
PROPOSED TENANT IMPROVEMENT REMODEL TO CONVERT APPROXIMATELY 3,852 SF OF EXISTING MEETING AND OFFICE USE SPACES TO PRE-SCHOOL USE. NO CHANGE IN TENANT OCCUPANCY. NO INCREASE IN BUILDING SQUARE FOOTAGE. NEW INTERIOR PARTITIONS, NEW MILLWORK, NEW POWER AND TELEPHONE, NEW CEILING GRID AND TILES, NEW LIGHTING, NEW FINISHES.

GENERAL NOTES

1. THIS BUILDING CONFORMS WITH THE CALIFORNIA ADMINISTRATIVE CODE 24 AND TO 2013 CBC.

INDEX OF DRAWINGS

- A-1 COVER SHEET
- A-2 AIRPORT INFLUENCE OVERLAYS
- A-3 EXISTING SITE PLAN
- A-4 EXISTING SITE PLAN DETAILS
- A-5 PROPOSED FIRST FLOOR PLAN
- A-6 EXISTING MEZZANINE LEVEL FLOOR PLAN
- A-7 BUILDING ELEVATIONS



CODE DATA

BUILDING TYPE:	VA, FULLY SPRINKLERED
YEAR CONSTRUCTED:	1977
OCCUPANCY:	B (OFFICE), A-3 (ASSEMBLY)
NUMBER OF STORIES:	1-STORY, WITH MEZZANINE
EXISTING TENANT BUILDING AREA:	30,965 USF
AREA OF REMODEL SQUARE FOOTAGE:	6,273 USF

COVER SHEET

No.	Date	Issues and Revisions	By	Check
12/11/14		Issued for Consultant Review	JSM	
03/06/15		Dev. Serv. Dept. Corrections	JSM	
08/25/15		Dev. Serv. Dept. Corrections	JSM	

Project Name: C3 CHURCH
7620 BALBOA AVENUE, SAN DIEGO, CA
Project Number: 13.02.03
Description: CONDITIONAL USE PERMIT PACKAGE
COVER SHEET
Computer File: c3_cover1.dgn

Scale: 1/8" = 1'-0" (J.N.O.)

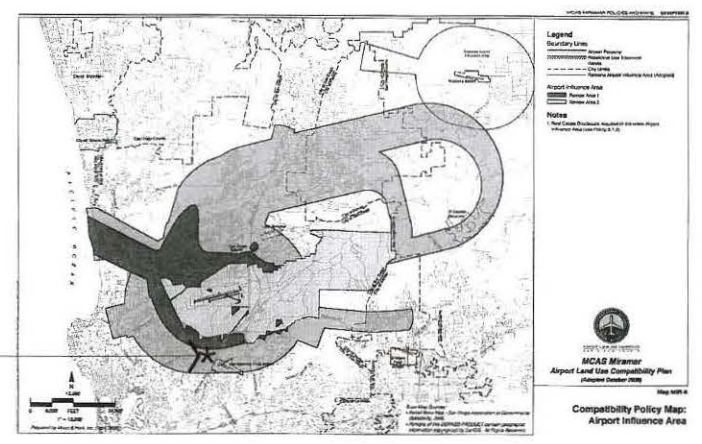
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A-1

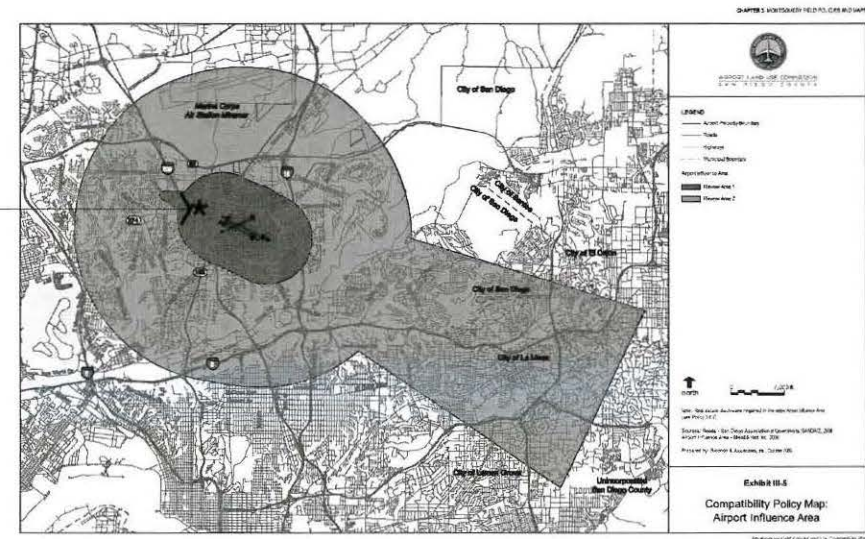


J. Marzich Design
 Commercial Interior Planning
 25141 Whitespring, Mission Viejo, CA 92692
 Tel: (949) 983-8166 Fax: (949) 716-9364

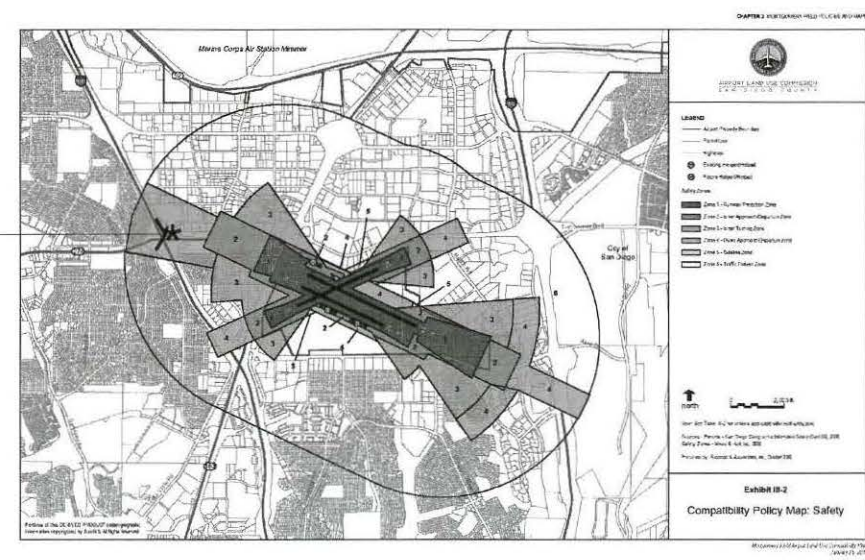
PROJECT LOCATION



PROJECT LOCATION



PROJECT LOCATION



AIRPORT INFLUENCE OVERLAYS

Issue and Revisions				
No.	Date	Issues and Revisions	By	Check
12/1/14		Issued for Consultant Review	JSM	
03/06/15		Dev. Serv. Dept. Corrections	JSM	

Project Name: C3 CHURCH
 7620 BALBOA AVENUE, SAN DIEGO, CA
 Project Number: 13.02.03
 Description: CONDITIONAL USE PERMIT PACKAGE
 Airport Influence Overlays
 Computer File: c3_airport.dgn

Scale: 1" = 16' (J.N.O.)

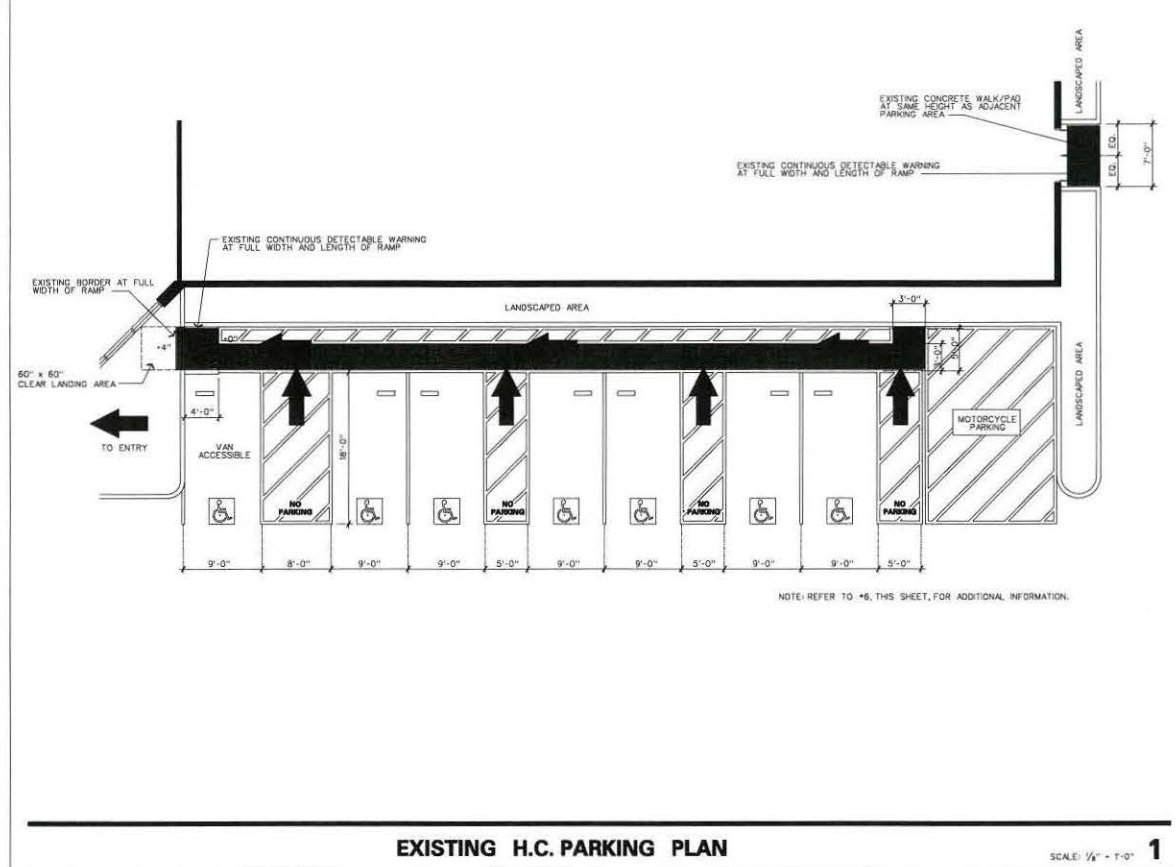
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A-2

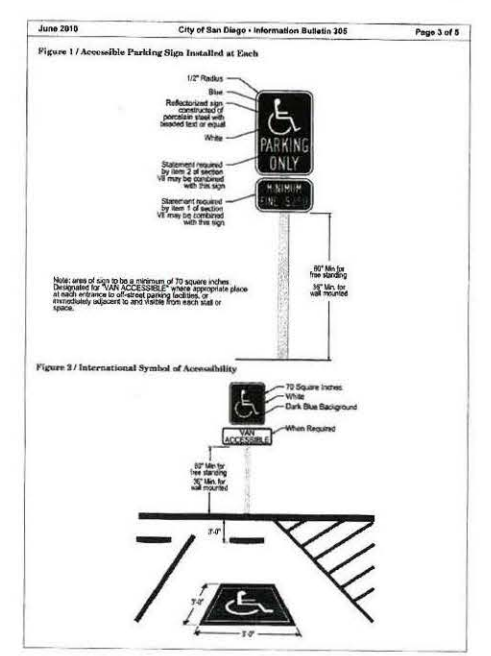


J. Marzich Design
 Commercial Interior Planning
 27141 Whitecypress, Mission Viejo, CA 92692
 Tel: (949) 983-8566 Fax: (949) 716-9364

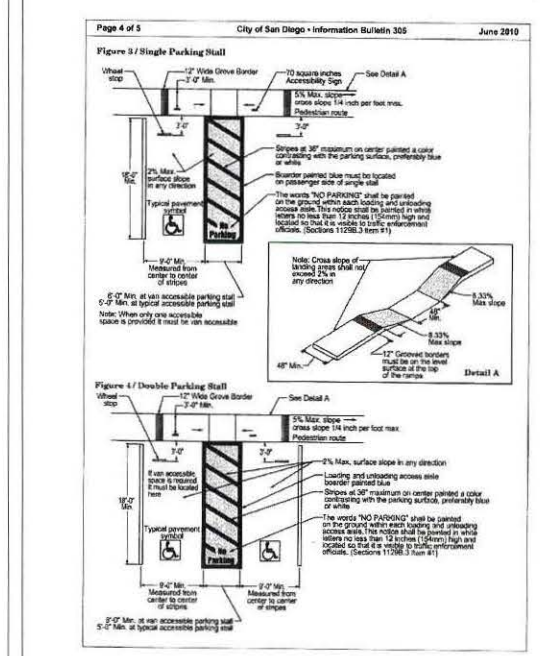
EXISTING SITE ACCESSIBILITY DETAILS



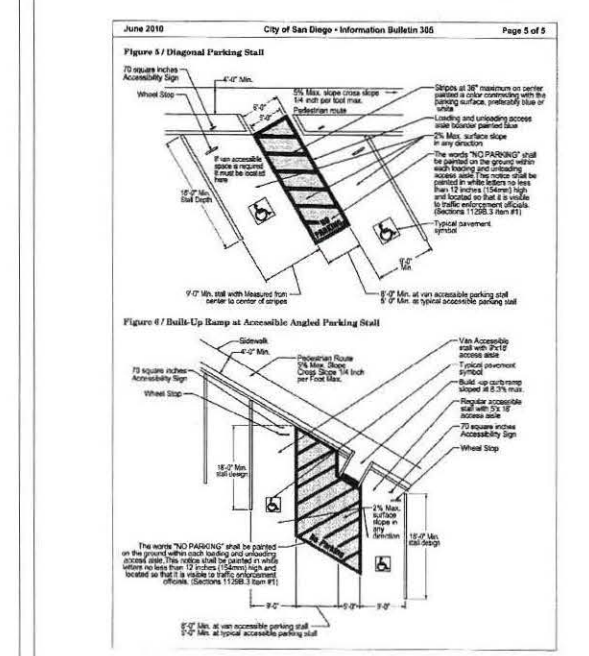
EXISTING H.C. PARKING PLAN SCALE: 1/4" = 1'-0" **1**



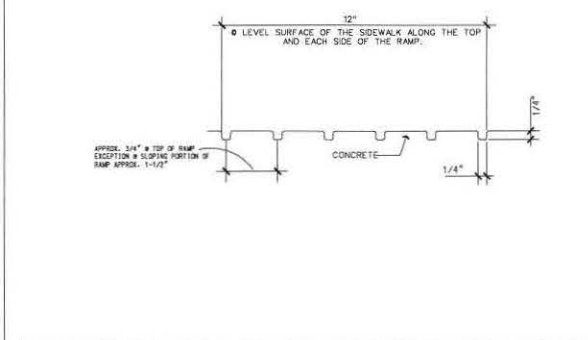
TYPICAL (EXISTING) H.C. PARKING NOTES AND DETAILS SCALE: N.T.S. **6**



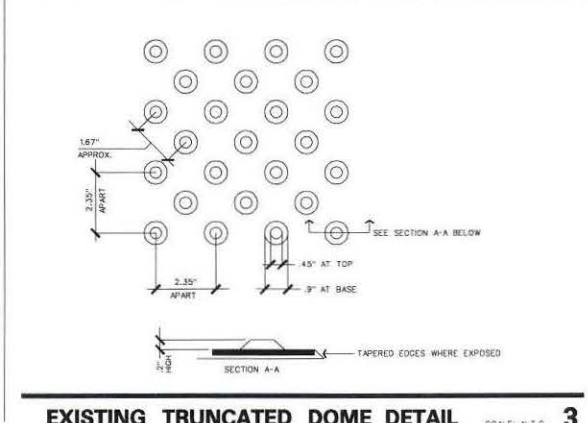
TYPICAL (EXISTING) H.C. PARKING NOTES AND DETAILS SCALE: N.T.S. **6**



TYPICAL (EXISTING) H.C. PARKING NOTES AND DETAILS SCALE: N.T.S. **6**



EXISTING SURFACE GROOVING SCALE: N.T.S. **2**



EXISTING TRUNCATED DOME DETAIL SCALE: N.T.S. **3**

Issues and Revisions			
No.	Date	Issues and Revisions	By
1	03/06/15	Dev. Serv. Dept. Corrections	JSM

Project Name: C3 CHURCH
 7620 BALBOA AVENUE, SAN DIEGO, CA
 Project Number: 13.02.03
 Description: CONDITIONAL USE PERMIT PACKAGE
 Existing Site Plan Accessibility Details
 Computer File: c3_site2.dgn
 Scale: 1/8" = 1'-0" (U.N.O.)

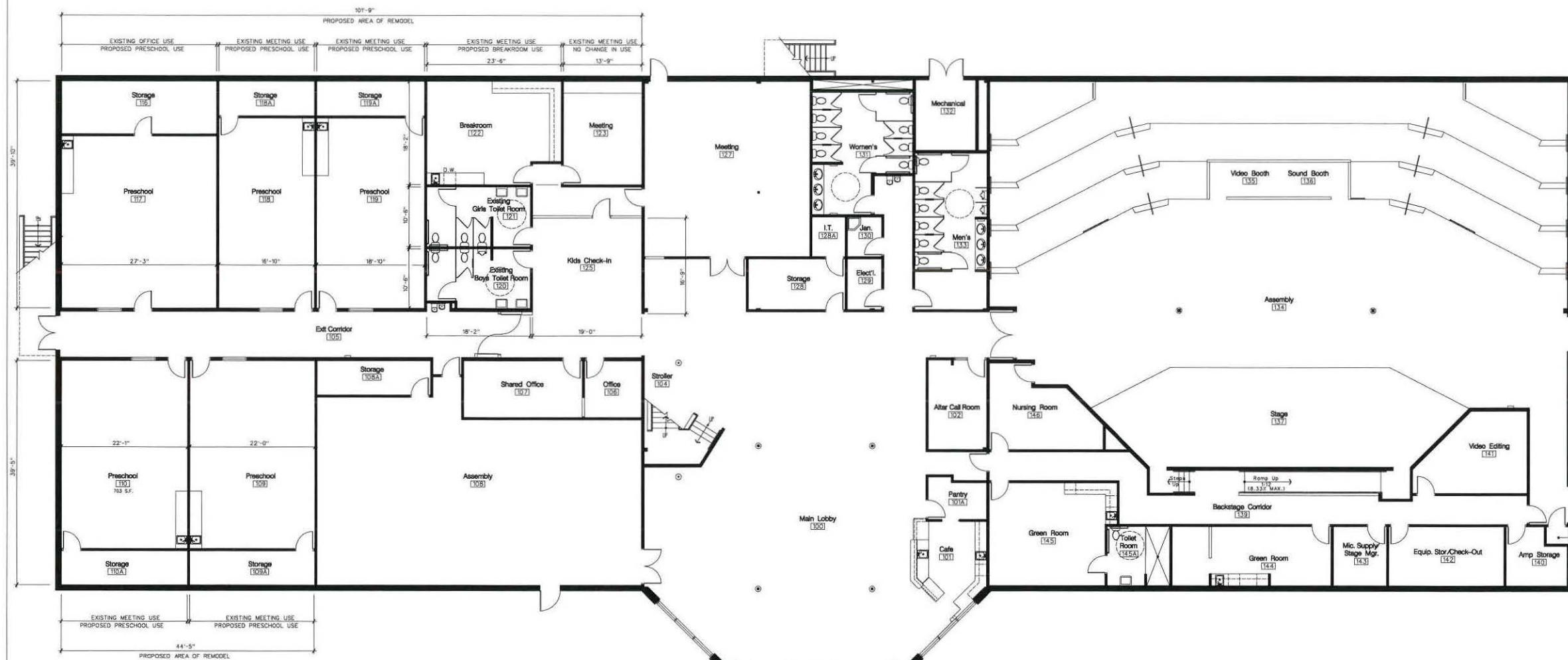
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A-4



J. Marzich Design
 Commercial Interior Planning
 27141 Whitewing, Mission Viejo, CA 92692
 Tel: (949) 943-8566 Fax: (949) 716-9266

PROPOSED
 FIRST FLOOR PLAN



NOTE:
 TOTAL AREA OF PROPOSED CHILDCARE FACILITY: 3,652 S.F.

Issues and Revisions			
No.	Date	Issues and Revisions	By
12/11/14		Issued for Consultant Review	JSM
03/06/15		Dev. Serv. Dept. Corrections	JSM

Project Name: C3 CHURCH
 7620 BALBOA AVENUE, SAN DIEGO, CA
 Project Number: 13.02.03
 Description: CONDITIONAL USE PERMIT PACKAGE
 Proposed First Floor Plan
 Computer File: c3_fpl.dgn
 Scale: 1/8" = 1'-0" (I.N.O.)

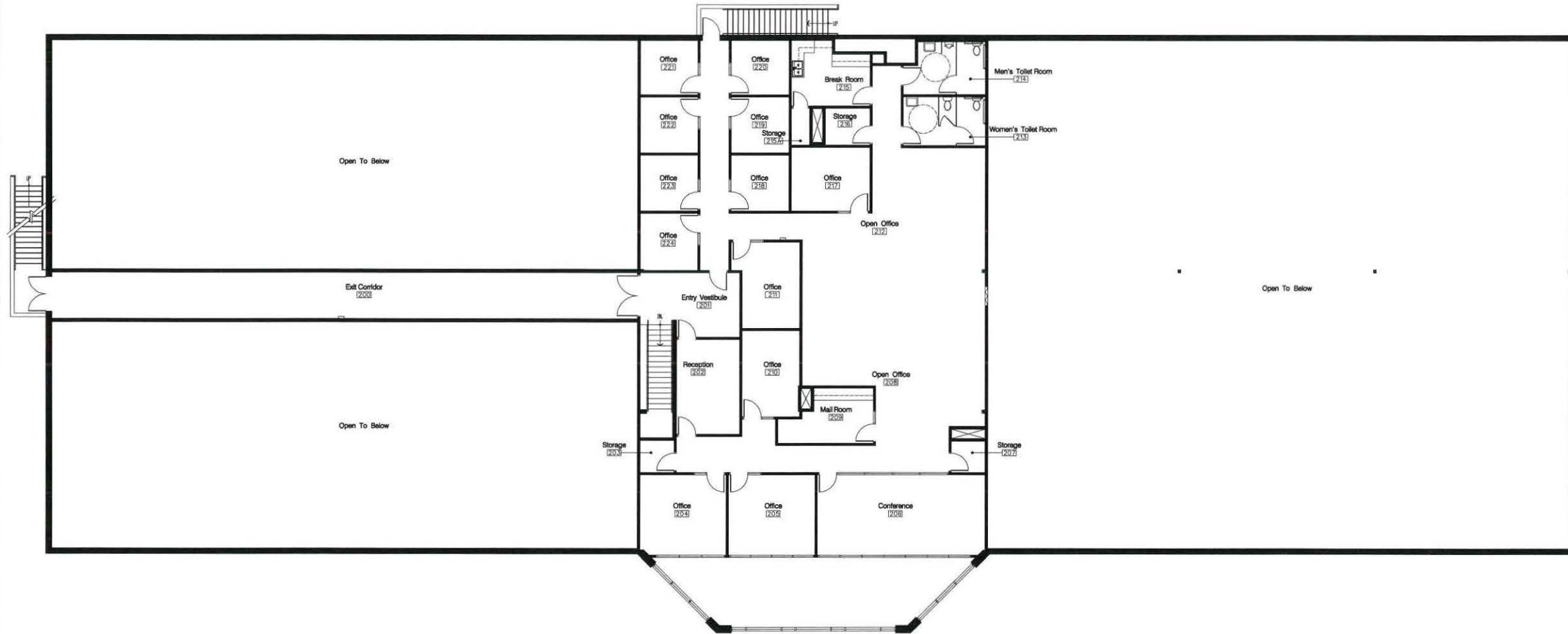
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A-5



J. Marzich Design
 Commercial Interior Planning
 37141 Whitewater, Mission Viejo, CA 92692
 Tel: (949) 943-8166 Fax: (949) 714-3164

EXISTING
 MEZZANINE LEVEL PLAN



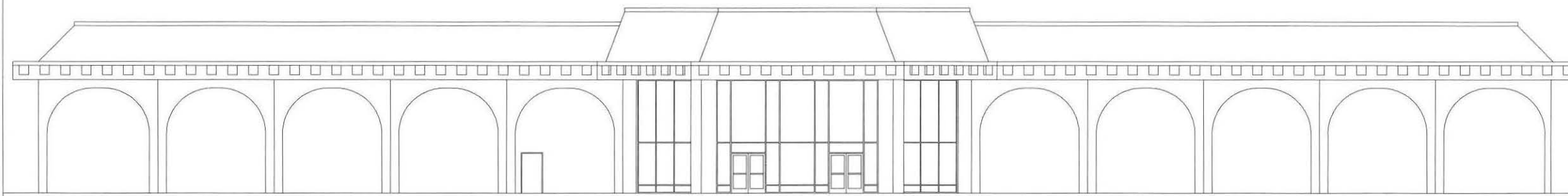
NOTE: ISSUED FOR INFORMATION ONLY.
 NO PROPOSED CHANGE IS USE OR EXISTING CONDITIONS.

Issues and Revisions			
No.	Date	Issues and Revisions	By
	12/11/14	Issued for Consultant Review	JSM
1	03/06/15	Dev. Serv. Dept. Corrections	JSM

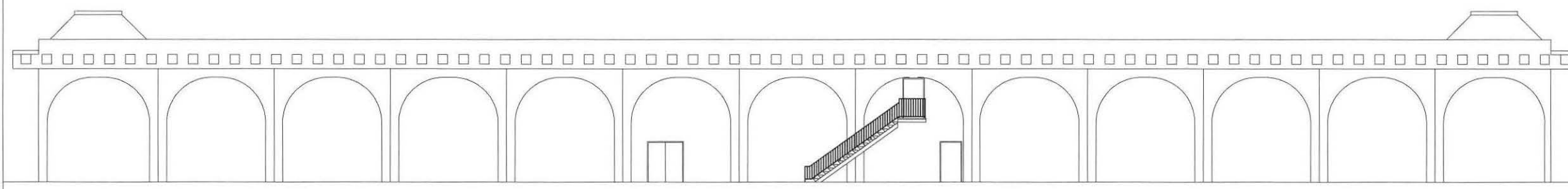
Project Name C3 CHURCH
 7620 BALBOA AVENUE, SAN DIEGO, CA
 Project Number 13.02.03
 Description CONDITIONAL USE PERMIT PACKAGE
 Existing Mezzanine Level
 Computer File c3_fp2.dgn
 Scale 1/8" = 1'-0" (U.N.O.)

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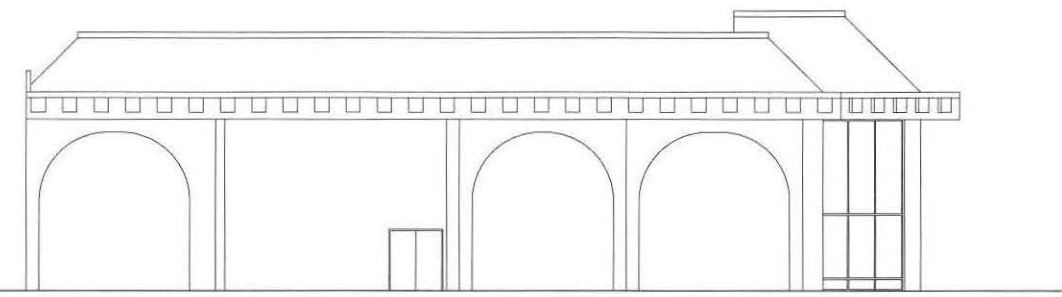
A-6



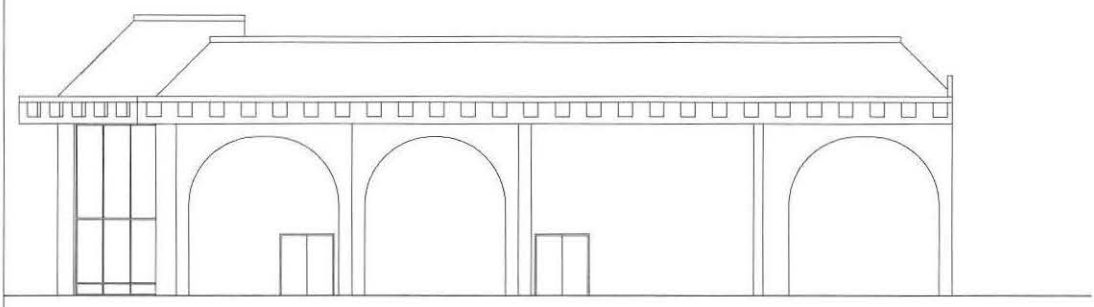
North Elevation



South Elevation



East Elevation



West Elevation

BUILDING ELEVATIONS

Issue and Revisions			
No.	Date	Issue and Revisions	By Check
1	12/11/14	Issued for Consultant Review	JSM
2	03/06/15	Dev. Serv. Dept. Corrections	JSM

Project Name: C3 CHURCH
7620 BALBOA AVENUE, SAN DIEGO, CA
Project Number: 13.02.03
Description: CONDITIONAL USE PERMIT PACKAGE
Building Elevations
Computer File: c3_elevations.dgn
Scale: 1/8" = 1'-0" (U.N.O.)

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Minutes of the Monthly Meeting of the
Kearny Mesa Planning Group
October 21, 2015
Serra Mesa/Kearny Mesa Library
9005 Aero Drive, San Diego, CA 92123

Elected planning group Members Present: Ed Quinn, Kate Phin, Mark Olson, Mark Stevens, Todd Majcher, Jim McCollum, Greg Locke, John Turpit, Brian Gates, Ray Richmand

Community Members Wesley Quach, Robert Ito, Howard Ou, Steve Slater, Tim Nguyen, Tracy Nguyen, Paul Yang, Michael Wong, Anthony George, Alicia Wiliano, Joe Skrysak, Randy LaChance, Michael Merrill, Joe Gabaldon, Doug Holman, Mike Howes and Robert McDowell were present in the audience.

The Meeting was brought to order at 12:05 PM by Jeffrey Sallen, Chair of the Kearny Mesa Planning Group. Copies of the Minutes of the September 16th meeting were distributed and discussed. After the members reviewed the minutes, Jeff asked for any changes or corrections. There were none and the minutes were approved 10-0-0.

Following approval of the September meeting minutes, Allen Young (Council Representative) gave a brief update to the Kearny Mesa Community Plan update and Chris Cate. Following Allen's brief recap, Howard Ou (Field Representative) also brought the group up to speed on community activity.

Following public comment, Steve Slater with Blue Croix spoke for the second month in a row on the request for approval of a Conditional Use Permit to demolish a commercial structure and construct a 6,600 square foot communications switching station at 4020 Convoy Street. The Kearny Mesa Planning Group requested Steve and his team to redesign the overall appearance of the structure to blend in more with the surrounding buildings. Blue Croix worked with Merrill Engineering and altered the final plan. The group voted in favor of the project 9-1-0.

Alicia Williams and Mike House from the C3 Church presented and requested from the group approval of a Conditional use Permit to convert 3,652 square feet of office space to a child care facility within an existing 30,965 square foot building. The members of the Kearny Mesa Planning Group requested additional information to see how this might affect other industrial businesses in the area from being able to operate.

Jeff concluded the meeting at 1:15pm.

Minutes of the Monthly Meeting of the
Kearny Mesa Planning Group
November 18, 2015
Serra Mesa/Kearny Mesa Library
9005 Aero Drive, San Diego, CA 92123

The Meeting was brought to order at 12:10 PM by Brian Gates, acting Chair in the absence of Jeffrey Sallen, Chair of the Kearny Mesa Planning Group. Copies of the Minutes of the October 21st meeting were distributed and discussed. After the members reviewed the minutes, Brian asked for any changes or corrections. There were none and the minutes were approved 8-0-1.

Following approval of the October meeting minutes, Tim with the Convoy District Association expressed interest in educating the KMPG on the Convoy area and the goals of the Convoy District Association. He suggested either one-on-one tours or group tours. He will follow up with the group. Allen Young (Councilman Cate's Representative) gave a brief update to the Kearny Mesa Community Plan update and asked for continued input of what should be priorities for the city in the Kearny Mesa community. Increased walkability and improved roads were mentioned by the group. Following Allen's brief recap, Richard Vernon gave an update on the Kearny Mesa monument sign and stated that the median in question has been determined by Kaiser's contractor to be wide enough to house the proposed sign. More to come.

Following public comment, John Turpit gave a brief update on the Kearny Mesa Stakeholders' efforts to move the Kearny Mesa Plan Update forward and encouraged employers, land owners and business owners to get involved in the process.

Alex Landau with Quicksolar was not present so that agenda item was skipped.

Brenna Weatherby presented on behalf of C3 church to provide further information on the Conditional Use Permit submitted for the conversion of 3,652 square feet of office space to a child care facility within the existing 30,965 square foot C3 Church building. C3 received approval from the County to deviate from the 1000 foot radius hazardous materials separation requirement. Some members of the group raised concerns about how this use, as proposed, could affect the ability of future industrial uses to locate to the area. Kate Phin of Kyocera was specifically concerned about the potential of this use impeding Kyocera's ability to obtain future permits (APCD and others) for their operations. The question was raised as to whether the applicant had performed a Health Risk Assessment as required per recent updates in the City Code. Brenna decided to hold on asking for a vote.

Steve Laub from Land Solutions, Inc., representing the Kearny Mesa 76 Station located at 3860 Kearny Mesa Road, provided the group a preliminary look at plans they have to potentially

process a conditional use permit to allow for the sale of beer and wine at their location. The group encouraged the applicant to work with the Convoy District Association as they are the boots on the ground in that area.

Brian concluded the meeting at 1:20pm.